



**SPECIAL MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Thursday, August 6th at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Special Planning Commission Meeting, on Thursday August 6th at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION – *Individuals are invited to volunteer.*

3. OPEN SESSION – *This is a Public Comment period (see definition below).*

4. MINUTES REVIEW AND APPROVAL – No minutes to approve

5. BUSINESS ITEMS:

5.1 DISCUSSION AND ACTION- The applicant is seeking approval for a four-building retail shopping center with a total square footage of 21,986. The proposed project will be located at the Northwest corner of Mill Road and Geneva Road.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- *Nathan Crane, Town Planner*
- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McDermott, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-1929

- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: August 5th, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McDermott
Kinsli McDermott, Deputy Recorder/Planning Coordinator



COMMUNITY DEVELOPMENT

SUBJECT: Development Plan and Site Plan Approval
for Vineyard Gateway

MEETING DATE: August 5, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a development plan and site plan for Vineyard Gateway

PARCEL SIZE: 2.25 Acres

LOCATION: Northwest Corner of Mill Road and Geneva Road

APPLICANT: Steve Pruitt

OWNER: Sonny Bryans Plaza UP, LLC

BACKGROUND:

The property is designated as Regional Mixed Use General on the General Plan land use map. The property is zoned RMU (Regional Mixed Use). The Mill Road Subdivision was approved on February 27, 2013.

The Town Council has discretion over the site layout and architectural design. The Planning Commission will need to make a recommendation to the Council. The RMU District allows a development plan and site plan application to be processed concurrently.

SUMMARY OF REQUEST:

1. The applicant is requesting site and development plan approval for a four-building, 21,986 square foot (sf) retail shopping center. Building A is 14,280 sf, and is a retail strip center that measures 22'8" in height. Building B is 2,778 sf, and is a retail building. Building C is 2,199 sf, and is the former credit union that will be converted to retail space. Building D is 2,729 sf, and is planned for a fast food restaurant.
2. The primary ingress/egress is provided on Mill Road and Geneva Road. The Mill Road access maybe restricted to a right in right out in the future.
3. The minimum 25 foot landscape setback is provided along Mill Road and Geneva Road.

4. There is a 20 foot water easement along the east boundary.
5. Approximately 21,297 sf of the site is landscaped.
6. The project will be built in phases. Building A, and the remodel of Building C will be completed first.
7. The site plan shows 98 parking spaces exceeding the 88 spaces that are required. There are 4 ADA accessible stalls.

CITIZEN PARTICIPATION:

Citizen notification is not required.

ANALYSIS:

- The site is identified as Regional Mixed Use on the General Plan Land Use Map and is zoned Regional Mixed Use. The type and scale of the proposed center is consistent with the General Plan and the approved zoning.
- The proposed access drives for the facility will provide adequate access to the site for customers, service vehicles, and emergency vehicles. A median is planned for Mill Road once traffic volumes require that turning movements be limited. As a result, the access on Mill Road may be limited to right-in and right-out only. Cross access easement will need to be recorded prior to issuance of a building permit.
- The site plan has been reviewed for compliance with fire lane widths and fire turning radius and are shown on the site plan.
- The building has been treated architecturally on all four sides. The primary building material is concrete block. The roof is metal copper material and color.

FINDINGS:

With the proposed stipulations, the proposed development plan and site plans meet the following findings:

- It is in conformance with the General Plan.
- It meets the requirements of the Town of Vineyard Zoning Ordinance.

RECOMMENDATION:

The Planning Commission should hold a public meeting accept the findings and recommend **APPROVAL** of the development plan and site plan subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated July 31, 2015, except as modified by these stipulations.
2. All signage shall require a separate permit.
3. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
4. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
5. The final landscape plans shall be reviewed and approved prior to issuance of a building permit. The final landscape plans shall include a detail showing the required parking screening along Mill Road. The landscape buffer shall comply with Section 2008.3.
6. The PUE shall be abandoned prior to issuance of a building permit.
7. UDOT shall approve the access onto Geneva Road prior to issuance of a building permit.
8. All lighting shall be fully shielded. Light levels shall not exceed one foot candle at the property line.
9. All cross access agreements shall be recorded prior to issuance of a building permit.
10. All architecture within the center shall be consistent including those of franchises in material, color, and architectural design. The elevations shall be approved by the Planning Commission and Town Council.
11. All drive-thru shall include a porte-chere that covers the drive thru windows and a minimum three foot wall that matches the building to screen the drive through lane from Mill and Geneva Road.

ATTACHMENTS:

Exhibit A – Site Plan, Landscape Plan, Building Elevations, dated July 31, 2015